

2023 Assessment: 010 – City of Duluth

Q5: 05-BCNPT

BEACON POINTE

| Neighborhood | # of Sales * | Avg Price |
|--------------|--------------|-----------|
| 04-BCNPT | 4 | \$545,400 |

*Due to lack of sufficient sales in one study year, 3 study years were utilized.

010-4449-00170 + (180,190,200)

2126 WATER ST UNIT W105

Adjusted price: \$411,100

Sale Date: January 2021

Land size:

Principal Structure: 1092 SF

Buyer: SHEATS, JEFFREY C

Seller: ASHLAND RENTALS LLC

010-4449-00210 + (220,230,240)

2126 WATER ST UNIT W106

Adjusted price: \$461,350

Sale Date: September 2021

Land size:

Principal Structure: 1092 SF

Buyer: DUNGAN, TIMOTHY

Seller: ASHLAND RENTALS LLC

010-4449-01050

2126 WATER ST UNIT L306

Adjusted price: \$639,000

Sale Date: October 2021

Land size:

Principal Structure: 1502 SF

Buyer: MLASKOCH, BRETT

Seller: DAHLBERG, WAYNE & PEGGY

010-4449-00910 + (01080)

2126 WATER ST UNIT L103

Adjusted price: \$670,000

Sale Date: August 2021

Land size:

Principal Structure: 1298 SF

Buyer: PIETRUSA, RICHARD & PAMELA

Seller: ANDERSON, LAURIE/HOLT, RANDY

